



**PLANNING AND ZONING COMMISSION COMMUNICATION**  
April 15, 2014

**SUBJECT:** Consider a Request for a Site Plan  
**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner  
**REFERENCE NO:** 14-04-SP

---

**ACTION REQUESTED:**

Motion to recommend approval of a request for a Site Plan for Commercial Development located on 1.27 acres Block A, Lot 2R1 Mad Triangle Addition located at 1640 W. Euless Boulevard.

**ALTERNATIVES:**

1. Recommend approval of the request – *simple majority*
2. Recommend approval of the request with modifications – *simple majority*
3. Recommend denial of the request – *simple majority*

**SUMMARY OF SUBJECT:**

**Applicant:** Dollar General (Vaquero Ventures)

**Location/Zoning:** 1.27 acres located on the 1600 Block of W. Euless Boulevard. The zoning of the property is Texas Highway 10 Multi-use District (TX-10).

**Project Description:** Dollar General is proposing a new store at the northeast corner of W. Euless Boulevard and Debra Drive. The property is appropriately zoned for retail development. The building is 9,100 SF and will have access drives to Debra Drive and to westbound lanes of W. Euless Boulevard. There is no available left turn from W. Euless Boulevard for eastbound traffic to the front of the site. An appropriate number of parking spaces has been provided for the retail store.

The building has the solid waste container located on the east side – away from the adjacent residential development across Debra Drive. An extra wide front drive aisle has been designed in front of the building to allow unloading of merchandise and still maintain

appropriate width for emergency vehicles. Cross access from the two fronting lots onto W. Euless Boulevard and to the ServiceMaster to the north will be installed and maintained.

The building will be constructed with brick and installed with a double row of soldier course brickwork around the structure as well as a modular brick water table (as an alternative color) to differentiate the vertical wall of the building.

Significant landscaping will be installed according to the landscape standards as well as the Texas 10 zoning district standards. Trees will be installed along the highway right-of-way and at the entrance of Debra Drive. Turf and Texas Sage will also be installed along Debra Drive to soften the commercial building façade across from residential development.

The Development Services Group has certified that the site plan is in accordance with the requirements of the City of Euless. Staff recommends approval of the site plan.

**SUPPORTING DOCUMENTS:**

- Application
- Exhibit(s)
- Map 1, Map 2, and Map 3

**APPROVED BY:**

**Mike Collins**

Director of Planning and Economic Development

**Stephen Cook**

Senior Planner